

**PB# 90-28**

**ANTHONY'S PIER 9**

**37-1-25, 26 & 27**

ANTHONY'S PIER 9 - SITE PLAN #90-28  
RT. 9W (ROSENBLUM)

Approved 9/26/90

**General Receipt**

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

11385

Received of MFP JIRT (DBA Anthony & Per 9) May 15 19 90 \$ 25.00

Twenty-five and 00 DOLLARS

For Planning Board Application Per #90-28

DISTRIBUTION

FUND	CODE	AMOUNT
CP# 001001		25.00

By Pauline H. Townsend  
Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

**General Receipt**

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

11386

Received of Town Clerk May 15 19 90 \$ 750.00

Seven Hundred fifty and 00 DOLLARS

For PB #90-28 Site Plan Etc

DISTRIBUTION

FUND	CODE	AMOUNT
CP# 001002		750.00

By Town Clerk  
Captralls  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

**General Receipt**

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

11647

Received of MFP JIRT Sept. 27 19 90 \$ 100.00

One Hundred and 00 DOLLARS

For Planning Board #90-28 Approval Per

DISTRIBUTION

FUND	CODE	AMOUNT
CP# 001492		100.00

By Pauline H. Townsend  
Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609



**universal**  
No. F5-15112

Eng \$169.00

County File No. NWT 18-90 M

**COUNTY PLANNING REFERRAL**

(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of ..Anthony's Pier.9.....  
for a ..Site Plan- Addition and Exit Modification.....  
County Action: ..Approved.....

**LOCAL MUNICIPAL ACTION**

The Above-cited application was:

Denied ..... Approved .....

Approved subject to County recommendations

.....  
(Date of Local Action)

.....  
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
within 7 days of local action.



America the Beautiful USA 15

**ORANGE COUNTY DEPARTMENT OF PLANNING  
AND DEVELOPMENT**

**124 Main Street**

**Goshen, N.Y. 10924**

New York City:  
*Manhattan Skyline*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/27/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Escrow

FOR PROJECT NUMBER: 90-28

NAME: ANTHONY'S PIER 9  
APPLICANT: BONURA, MARY

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
05/14/90	SITE PLAN MINIMUM	PAID		750.00	
09/26/90	P.B. ENGINEER FEES	CHG	169.00		
		TOTAL:	169.00	750.00	-581.00

Please issue a check in  
the amount of \$581.00 To:

Anthony's Pier 9  
87 Rt. 9W South  
New Windsor, NY 12553

Gave to Larry Reis 9/27/90

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/27/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Application

FOR PROJECT NUMBER: 90-28

NAME: ANTHONY'S PIER 9

APPLICANT: BONURA, MARY

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
05/14/90	APPLICATION FEE	CHG	25.00		
05/14/90	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/27/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Approval

FOR PROJECT NUMBER: 90-28

NAME: ANTHONY'S PIER 9

APPLICANT: BONURA, MARY

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/26/90	SITE PLAN APPROVAL	CHG	100.00		
09/26/90	SITE PLAN APPROVAL	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/27/90

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 90-28

NAME: ANTHONY'S PIER 9

APPLICANT: BONURA, MARY

---DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/26/90	REVIEW BY ENGINEER	PLANS OK TO STAMP
08/08/90	P.B. APPEARANCE	WAIVE P.H.
08/08/90	P.B. APPEARANCE	APPROVED SUBJECT TO
05/23/90	P.B. APPEARANCE	L.A./NEG.DEC-SITE TR
05/23/90	P.B. APPEARANCE	SITE TOUR 5-30-90

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/08/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-28

NAME: ANTHONY'S PIER 9

APPLICANT: BONURA, MARY

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	05/15/90	MUNICIPAL HIGHWAY	07/18/90	SUPERSEDED BY REV1
ORIG	05/15/90	MUNICIPAL WATER	05/16/90	APPROVED
ORIG	05/15/90	MUNICIPAL SEWER	05/16/90	APPROVED
ORIG	05/15/90	MUNICIPAL SANITARY	05/16/90	APPROVED
ORIG	05/15/90	MUNICIPAL FIRE	05/21/90	APPROVED
ORIG	05/10/90	PLANNING BOARD ENGINEER	07/18/90	SUPERSEDED BY REV1
ORIG	05/15/90	O.C. PLANNING DEPT. . RELATED REVIEWS & PERMITS - NYSDOT (AS PER O.C. PLAN REVIEW)	06/11/90	APPROVED
REV1	07/18/90	MUNICIPAL HIGHWAY	/ /	
REV1	07/18/90	MUNICIPAL WATER . 2 SERVICE LINES FEEDING PROP.:NOTIFY WATER DEPT. FOR DETAILS	07/20/90	APPROVED
REV1	07/18/90	MUNICIPAL SEWER	/ /	
REV1	07/18/90	MUNICIPAL SANITARY	07/20/90	APPROVED
REV1	07/18/90	MUNICIPAL FIRE	07/23/90	APPROVED
REV1	07/18/90	PLANNING BOARD ENGINEER	/ /	

90-28



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B #        -         
WORK SESSION DATE: 6 FEB '90 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED:        REQUIRED:         
PROJECT NAME: Pier 9  
PROJECT STATUS: NEW X OLD         
REPRESENTATIVE PRESENT: Feb. / Marshall R  
TOWN REPS PRESENT: BLDG INSP. X  
FIRE INSP.         
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

**ITEMS TO BE ADDRESSED ON RESUBMITTAL:**

- addition to south side of bldg.  
- 2 story parking garage  
- Get to Bob Rodgers. of



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSACK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

90-28

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF NEW WINDSOR

P/B # \_\_\_\_\_

WORK SESSION DATE: 15 AUG 1989

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_

PROJECT NAME: Pier 9

COMPLETE APPLICATION ON FILE \_\_\_\_\_ NEW \_\_\_\_\_ OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: \_\_\_\_\_

TOWN REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
P/B ENGR. X  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Discuss - sign -  
garcho  
- additio

will come in w/ separate app to freer

JUL 17 1990

CC: M E.

PIER9.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 23 July 1990  
SUBJECT: Anthony's Pier 9

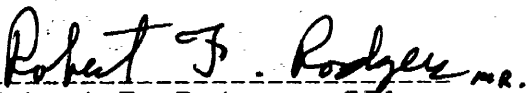
PLANNING BOARD REFERENCE NUMBER: PB-90-28  
DATED: 17 July 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-068

A review of the above referenced subject site plan was made on 23 July 1990.

This site plan is acceptable.

PLANS DATED: 12 July 1990; Revision 1.

  
Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

✓  
CC: M.E.

JUL 17 1960

90-28

Rev 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Rosenblum AIA for the building or subdivision of  
Anthony's Pier 9 has been

reviewed by me and is approved ☒

disapproved \_\_\_\_\_ :

~~If disapproved, please list reason~~

There are 2 service lines feeding this  
Property - Notify water dept. for further info.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve D. Dwyer  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

✓  
CC: M.E.

JUL 17 1990

90-28

Rev. 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, [REDACTED]  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval ✓

Subdivision \_\_\_\_\_ as submitted by

Rosenblum A.I.A. for the building or subdivision of

Anthony's Pier 9 has been

reviewed by me and is approved ✓

disapproved \_\_\_\_\_ :

If disapproved, please list reason \_\_\_\_\_

Building is connected to town sewer

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lyman D. Masten Jr  
SANITARY SUPERINTENDENT

July 19, 1990  
DATE

✓  
CC: M.E.

# ROSENBLUM A.I.A.

MARSHALL ROSENBLUM A.I.A. ARCHITECT  
P.O. BOX 2986 NEWBURGH, NEW YORK 12550  
TELEPHONE 914-582-0270

Licensed: NY NJ CT IL PA NC ARS

13 July 1990

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

SUBJECT: ANTHONY'S PIER 9, ROUTE 9W, NEW WINDSOR, NY

ATTENTION: PLANNING BOARD SECRETARY

Please find transmitted twelve copies (revised) of Anthony's Pier 9 Site Plan, dated 12 July 1990.

The following items are incorporated in this revision:

Widening of the paved entrance/exit drive to the south side of the parking area.

Pylon sign at this entry/exit location.

NO EXIT sign near the top of the drive leading to the MNP Warehouse structure.

A single story garage expansion (650SF) to the rear of the building.

Adjustment of the building to a two story cocktail/reception area.

I request that this application be placed on the next available agenda.

Please do not hesitate to call if you have any question to the above.

Very truly yours,



Marshall Rosenblum, AIA  
cc: J. Bonura (Pier 9)

ANTHONY'S PIER 9 SITE PLAN (90-28) ROUTE 9W

Marshall Rosenblum came before the Board representing this proposal.

MR. ROSENBLUM: Purpose of this application effects three areas; one to eliminate the drive extending out to 9W, the outward drive and developing the grade to a, call it a more level condition right now the drive slopes off towards 9W. We want to ease that condition then add 5,860 square feet of cocktail reception area right now there is a small--a lobby with a fountain and the side cocktail reception. The space is very constricted. The idea is to put a, this addition and combine this into a cocktail reception area. The idea then is to use this existing drive for the exiting traffic. With this cocktail room, we would extend the garden area creating a newer garden next to the adjacent one fenced in for outdoor activity. That is the extent of the proposal.

MR. SCHIEFER: This is the entrance and the exit is down at the other end?

MR. ROSENBLUM: They are both existing conditions.

MR. SCHIEFER: But you will close off this exit?

MR. ROSENBLUM: Right, it is a steep, in the wintertime, it needs to be maintained.

MR. SCHIEFER: I have been there.

MR. DUBALDI: So the only exit is going to be a 13 foot exit?

MR. ROSENBLUM: That is the existing drive.

MR. MC CARVILLE: That is going to be marked one way exit only?

MR. ROSENBLUM: That is what it is, it would be one exit only, that is an exiting drive and there is space on either side of it.

MR. SCHIEFER: Structurally this is the addition, this is not a structure, this is the garden space you are closing off on this driveway?

MR. ROSENBLUM: Right, if the fire department has a requirement for improving the width of that driveway.

MR. SCHIEFER: The fire department has already approved this, didn't they?

MR. EDSALL: Yes, they did.

MR. ROSENBLUM: In the past, we have taken the liberty of forwarding the plan and the information to Orange County.

MR. MC CARVILLE: One question. Is this where you have there one way traffic coming out, would it be possible to create two way traffic there in the event--

MR. BONURA: If you get cars coming in here going to go across the parking lot and try and let people off the front and make a mess up there. Another thing we want to do is we are going to extend that canopy in the front so that three cars can load at one time instead of one so it will help the cars coming in.

MR. SOUKUP: Out towards 9W?

MR. BONURA: No.

MR. BABCOCK: The length?

MR. ROSENBLUM: Just longer.

MR. DUBALDI: And you are going to eliminate the parking?

MR. BONURA: It is supposed to be no parking.

MR. ROSENBLUM: This used to be the circle, it is somewhat wider now because of the regrading over it.

MR. SCHIEFER: Still adequate parking?

MR. ROSENBLUM: The required spaces are 262 and we are providing 299 at Pier 9 and 12 spaces here.

MR. SOUKUP: What is the proposed surfacing in the parking lot?

MR. ROSENBLUM: Existing is chip and oil, the blacktop surface that exists would be maintained. There is a line right on the drawing in this area.

MR. SOUKUP: And existing is what?

MR. ROSENBLUM: Oil and chip.

MR. SOUKUP: I don't think there is much chip and oil out there.

MR. BONURA: We are going to do it all over.

MR. MC CARVILLE: I make a motion that the New Windsor Planning

Board take lead agency position.

MR. VAN LEEUWEN: I will second that.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye
Mr. Lander	Aye

MR. EDSALL: You might want to just confirm with Marshall, we had discussed this I had some questions on the phone I listed on my first sheet, the six revisions that my understanding as far as what is happening that is six are the only six.

MR. MC CARVILLE: I make a motion that we declare a negative declaration.

MR. VAN LEEUWEN: I will second that.

MR. HEFT: You said you were going to make that a cocktail lounge, is that going to be open all the time a regular bar?

MR. BONURA: A room for the cocktail hour prior to a party. That area where the fountain is going to be is where the room, the fountain that area there right there that area is going to be used for people that come early for the parties so they have some place to wait rather than the lobbies, all right, and the rectangular piece will become the cocktail room for the Presidential Room. Right now I only have two gardens and that is why we are building the third garden so everybody has their own garden because the middle room doesn't have a garden so we are putting the third garden in so now all the brides have places to take their pictures. That is all we are doing and making the cocktail room a rectangle room because it really is a problem in an L-shape.

MR. VAN LEEUWEN: I think we should take a ride over and look at this.

MR. SOUKUP: Where is the property line between M.M.P. and Pier 9?

MR. ROSENBLUM: It is all one parcel.

MR. SOUKUP: Isn't the big one on the left on a separate tax lot, I think it is a separate tax lot.

MR. ROSENBLUM: No. If he is saying it is one lot--

MR. SOUKUP: Wasn't the building for sale?

MR. BONURA: Not my building.

MR. SOUKUP: I assumed that the building was a separate lot because I was almost positive that there was a for sale sign in front of it.

MR. BONURA: No.

MR. SOUKUP: I am concerned with the existing drive across the back of the building has to be closed off to eliminate shortcut and alternate traffic route.

MR. ROSENBLUM: That is an important road because that drive is used there for the storage building that supports Pier 9. The traffic back and forth on this is used for the service to this building.

MR. DUBALDI: I thought it was going to become one way traffic.

MR. ROSENBLUM: This is one way, this is the service.

MR. SOUKUP: When you get six cars in the exit drive and the guy sees he is not moving, he is going to cut across the back and down the driveway. It is a second exit route.

MR. VAN LEEUWEN: For Larkin's party, I parked there, okay, on that new exit road. I think what we should do is take a look at it. When you see it, the question will be answered.

MR. SOUKUP: What I am concerned about is having the double flowing exit with the peak traffic exiting all at one time. There will be two instead of one right close together.

MR. MC CARVILLE: One way, do not enter, simple as that.

MR. SOUKUP: Who is going to stand there and enforce it on a private road at 8 , 10, 11 o'clock at night, not you and I.

MR. EDSALL: Are you suggesting that the cross connection be eliminated?

MR. SOUKUP: Blocked or closed off or eliminated so that exiting traffic doesn't find it as a second exit.

MR. SCHIEFER: He is using it as an overflow from the parking lot.

MR. BONURA: What is wrong if they do use it for another exit?

MR. SOUKUP: We were told you were using the single exit between the building and the parking lot.

MR. BONURA: What is wrong if someone does go down there?

MR. SOUKUP: Having two large streams of traffic coming out that close together on 9W is not safe from a traffic point of view. Two large streams after a big event.

MR. VAN LEEUWEN: Why don't we go down and take a look, that will answer your question.

MR. SOUKUP: I'd like to have the DOT give us an opinion, a letter on using both of those exits continuously after a large event that will solve everybody's answers here including my own. You approach them with the maximum cars leaving on both of those see if they will allow the double exit if they will, I will have no problem; if they say no you are going to have to find a way to solve it.

MR. BONURA: We have a double exit now, right now that driveway is there.

MR. SOUKUP: That is true but we are also much further apart, these are much closer together. You are not going to give the first car a chance to go out in the left lane.

MR. SCHIEFER: Initially, I saw no need to go down there.

MR. VAN LEEUWEN: He thinks we should go down there. Why don't we go down there Wednesday night?

MR. VAN LEEUWEN: Take a look at it and it will answer your questions.

MR. MC CARVILLE: There is a motion on the floor and seconded for a negative declaration.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	No
Mr. Dubladi	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

MR. VAN LEEUWEN: Before we go any further before we discuss having a public hearing on it, okay, I think we all ought to go down and take a look and it will answer our questions.

MR. SCHIEFER: Can everybody make it Wednesday evening? Someone meet us there like yourself or Joe, kind of show us this thing.

MR. VAN LEEUWEN: I know the property, I can show it to you.

MR. SCHIEFER: I know where it is too, that is the reason I didn't think it was necessary because I know that but I think it will resolve it. We will go down there.

MR. EDSALL: I was just going to, not to be contrary to the discussion of having some benefit of Wednesday night's visit but you may to consider waiving the public hearing since you are going to go out and whatever situation you see you are going to address as part of the site plan. What I am saying whatever needs to be adjusted as far as access and such you are going to address as part of the site plan before you approve it. Public hearing really is do you believe that this change is going to create any situations that you would need the benefit of a public hearing, put it on. It takes quite awhile for us to coordinate the date of the publication and the information.

MR. SCHIEFER: Let's go look at it.

MR. VAN LEEUWEN: I'm not going to go for a public hearing and these guys will see the same thing.

MR. SCHIEFER: If he's right, if not we will have to schedule.

MR. EDSALL: If everyone believes you really don't need it, you may want to talk about waiving it now couching that with if something extra-ordinary is found you retain your right to rescind that motion because it takes alot to set those things up.

MR. VAN LEEUWEN: I don't think we are going to need it.

MR. DUBALDI: This is all going to be paved I hope the answer is yes it is going to be paved blacktopped the parking lot, the entire parking lot?

MR. SCHIEFER: Never has been.

MR. DUBALDI: So you are not going to pave it?

MR. BONURA: No.

MR. DUBALDI: It is not going to paved?

MR. BONURA: No.

MR. MC CARVILLE: I think paving the lot would be a mistake, there is very few places I feel that but with a good rainstorm

5-23-90

and the amount of water that comes off I think it's safer unpaved.

MR. VAN LEEUWEN: Let's take a look at it.



MARY McPHILLIPS  
County Executive

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

PETER GARRISON Commissioner  
VINCENT HARMON Deputy Comm.

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Board D P & D Reference No. NWT 18-90 M  
County I.D. No. 37 / 1 / 25,26  
27

Applicant Anthony's Pier 9 Route 9W

Proposed Action: Site Plan- Site Entrance Modification & Cocktail Room Addition

State, County, Inter-Municipal Basis for 239 Review within 500 feet of US Route 9W

Comments: There are no intra-community or countywide planning concerns to bring to your  
attention at this time.

Related Reviews and Permits NEW YORK STATE DEPT. OF TRANSPORTATION

County Action: Local Determination \_\_\_\_\_ Disapproved \_\_\_\_\_ Approved XXXXXXXXXX

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

6/8/90

Date

✓  
cc: M.E.

Peter Garrison

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval ✓  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
ANTHONY'S PEER 9 has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

John P. Egert  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

5-18-90

\_\_\_\_\_  
DATE

✓  
C.C.M.E.

PIER9.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 21 May 1990  
SUBJECT: Anthony's Pier 9 Site Plan

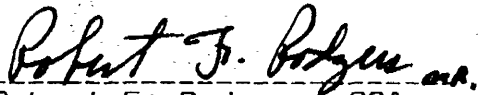
PLANNING BOARD REFERENCE NUMBER: PB-90-28  
DATED: 14 May 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-050

A review of the above referenced site plan was conducted on 21 May 1990.

This site plan is approved.

PLANS DATED: 26 April 1990

  
Robert F. Rodgers, CCA  
Fire Inspector

RR:mr  
Att.

✓  
CC: M.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Rosenblum A.J.A. for the building or subdivision of  
Anthony's Pier 9 has been  
reviewed by me and is approved ✓

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason~~ \_\_\_\_\_

There is town water servicing this prop.  
Should not interfere with existing line

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve DiDio  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~INSPECTION~~,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval ☒

Subdivision \_\_\_\_\_ as submitted by

Rosenblum for the building or subdivision of  
Anthony's Pier 9 has been  
reviewed by me and is approved ☒

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

Building is connected to Town Sewer System.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lynn D. Masten Jr.  
SANITARY SUPERINTENDENT

May 16, 1990  
DATE

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN OR  
SUBDIVISION PLAN APPROVAL

1. Name of Project Anthony's Plaza 9
2. Name of Applicant MARY BONURA Phone 565-4210  
Address 87 ROUTE 9W NEW WINDSOR NY 12553  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record MARY BONURA Phone 565-4210  
Address 87 ROUTE 9W NEW WINDSOR NY 12553  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan M. ROSENBLUM Phone 562-0770  
Address POB 2966 NEWBURGH NY 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney None Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the West side of Route 9W  
(Street)  
\_\_\_\_\_ feet \_\_\_\_\_  
(Direction)  
of \_\_\_\_\_  
(Street)
7. Acreage of Parcel 6.579 8. Zoning District NC
9. Tax Map Designation: Section 37 Block 1 Lot 25, 26, 27
10. This application is for COCKTAIL / RECEPTION ROOM &  
STORAGE ADDITION, REMOVAL OF CURB CUT & SITE AMENITIES.
11. Has the Zoning Board of Appeals granted any variance or a  
special permit concerning this property? NO

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
 Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
 (Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Mary Bonura being duly sworn, deposes and says that he resides at 87 ROUTE 9W, NEW WINDSOR, NY 12553 in the County of Orange and State of NY and that he is (the owner in fee) of \_\_\_\_\_

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Mary E. Bonura  
 (Owner's Signature)

9th day of May 1990

Mary E. Bonura  
 (Applicant's Signature)

Ruth J. Eaton  
 Notary Public

owner  
 (Title)

RUTH J. EATON  
 Notary Public, State of New York  
 Qualified in Orange County  
 No. 4573512  
 Commission Expires October 31, 1990

PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

MARY BONURA., deposes and says that he  
resides at 87 Route 9W New Windsor NY.  
(Owner's Address)

in the County of ORANGE.

and State of NEW YORK

and that he is the owner in fee of PIER 9.

which is the premises described in the foregoing application and  
that he has authorized JOSEPH BONURA AND MARSHALL ROSENBERG.  
to make the foregoing application as described therein.

Date: MAY 2 1990

Mary E Bonura  
(Owner's Signature)

Rudolph Litman  
(Witness's Signature)

# ROSENBLUM A.I.A.

90 - 28

MARSHALL ROSENBLUM A.I.A. ARCHITECT  
P.O. BOX 2988 NEWBURGH, NEW YORK 12550  
TELEPHONE 914-562-0270

Licensed: NY NJ CT IL PA NC ARB

7 May 1990

Mr. Peter Garrison  
Orange County Planning Department  
124 Main Street  
Goshen, NY 10924

SUBJECT: ANTHONY'S PIER 9, ROUTE 9W, NEW WINDSOR, NY; SITE  
ENTRANCE MODIFICATION AND COCKTAIL ROOM ADDITION.

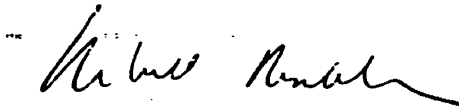
Dear Mr. Garrison:

As required by the New Windsor Planning Board for a prior development at this site, I am forwarding for your information a Site Plan, Short Environmental Assessment Form, and New Windsor Planning Board Application for the current proposed addition and site modifications.

The scope of work includes a two story addition to the existing catering structure at the south side, removal of an exit curb cut to Route 9W, and landscape developments of fountains near 9W and gardens behind the building.

Please do not hesitate to call if you require further information or have any question to the above.

Very truly yours,



Marshall Rosenblum AIA  
cc: New Windsor Planning Board  
Joseph Bonura (Pier 9)

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |   |  |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title              | 29. <input checked="" type="checkbox"/> Curbing Locations      |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)          | 30. <input type="checkbox"/> Curbing Through                   |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)      | Section  |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name    | 31. <input type="checkbox"/> Catch Basin Locations             |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input type="checkbox"/> Catch Basin Through               |
| 6. <input checked="" type="checkbox"/> Drawing Date                 | Section  |
| 7. <input type="checkbox"/> Revision Dates                          | 33. <input type="checkbox"/> Storm Drainage                    |
|   | 34. <input type="checkbox"/> Refuse Storage                    |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET               | 35. <input type="checkbox"/> Other Outdoor Storage             |
| 9. <input checked="" type="checkbox"/> Site Designation             | 36. <input type="checkbox"/> Water Supply                      |
| 10. <input type="checkbox"/> Properties Within 500 Feet             | 37. <input type="checkbox"/> Sanitary Disposal Sys.            |
| of Site   |  |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10)  | 38. <input type="checkbox"/> Fire Hydrants                     |
| 12. <input checked="" type="checkbox"/> PLOT PLAN                   | 39. <input checked="" type="checkbox"/> Building Locations     |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)  | 40. <input checked="" type="checkbox"/> Building Setbacks      |
| 14. <input checked="" type="checkbox"/> Metes and Bounds            | 41. <input type="checkbox"/> Front Building                    |
| 15. <input checked="" type="checkbox"/> Zoning Designation          | Elevations   |
| 16. <input checked="" type="checkbox"/> North Arrow                 | 42. <input type="checkbox"/> Divisions of Occupancy            |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners    | 43. <input type="checkbox"/> Sign Details                      |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET       |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas        | 45. <input checked="" type="checkbox"/> Property Area (Nearest |
| 20. <input checked="" type="checkbox"/> Existing Vegetation         | 100 sq. ft.)   |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress    | 46. <input checked="" type="checkbox"/> Building Coverage (sq. |
|   | ft.)   |
| <u>PROPOSED IMPROVEMENTS</u>  | 47. <input checked="" type="checkbox"/> Building Coverage (%   |
| 22. <input type="checkbox"/> Landscaping                            | of Total Area)   |
| 23. <input type="checkbox"/> Exterior Lighting                      | 48. <input type="checkbox"/> Pavement Coverage (Sq.            |
| 24. <input checked="" type="checkbox"/> Screening                   | Ft.)   |
| 25. <input checked="" type="checkbox"/> Access & Egress             | 49. <input type="checkbox"/> Pavement Coverage (%              |
| 26. <input checked="" type="checkbox"/> Parking Areas               | of Total Area)   |
| 27. <input type="checkbox"/> Loading Areas                          | 50. <input type="checkbox"/> Open Space (Sq. Ft.)              |
| 28. <input type="checkbox"/> Paving Details                         | 51. <input type="checkbox"/> Open Space (% of Total            |
| (Items 25-27)   | Area)  |
|   | 52. <input checked="" type="checkbox"/> No. of Parking Spaces  |
|   | Proposed.  |
|   | 53. <input checked="" type="checkbox"/> No. of Parking         |
|   | Required.  |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: *[Signature]*  
Licensed Professional

Date:     MAY 6 1998

MARSHALL ROSENBLUM A.I.A. ARCHITECT  
P.O. BOX 2988 NEWBURGH, NEW YORK 12550  
TELEPHONE 914-562-0270

7 May 1990

Mr. Peter Garrison  
Orange County Planning Department  
124 Main Street  
Goshen, NY 10924

SUBJECT: ANTHONY'S PIER 9, ROUTE 9W, NEW WINDSOR, NY; SITE ENTRANCE MODIFICATION AND COCKTAIL ROOM ADDITION.

Dear Mr. Garrison:

As required by the New Windsor Planning Board for a prior development at this site, I am forwarding for your information a Site Plan, Short Environmental Assessment Form, and New Windsor Planning Board Application for the current proposed addition and site modifications.

The scope of work includes a two story addition to the existing catering structure at the south side, removal of an exit curb cut to Route 9W, and landscape developments of fountains near 9W and gardens behind the building.

Please do not hesitate to call if you require further information or have any question to the above.

Very truly yours,

*Marshall Rosenblum*  
Marshall Rosenblum  
cc: New Windsor Pl  
Joseph Bonura (Pie)

<p><b>SENDER:</b> Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.</p> <p>1. <input type="checkbox"/> Show to whom delivered, date, and addressee's address. (Extra charge) 2. <input type="checkbox"/> Restricted Delivery (Extra charge)</p>	
<p>3. Article Addressed to: <i>Peter Garrison Orange County Planning Dept. 124 Main Street Goshen, NY 10924</i></p>	<p>4. Article Number <i>P857609 454</i></p> <p>Type of Service:  <input type="checkbox"/> Registered <input type="checkbox"/> Insured  <input type="checkbox"/> Certified <input type="checkbox"/> COD  <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise</p> <p>Always obtain signature of addressee or agent and DATE DELIVERED.</p>
<p>5. Signature - Addressee <i>X</i></p>	<p>8. Addressee's Address (ONLY if requested and fee paid)</p>
<p>6. Signature - Agent <i>X</i> <i>K. Muli</i></p>	
<p>7. Date of Delivery <i>5/10/90</i></p>	

## ROSENBLUM A.I.A.

MARSHALL ROSENBLUM A.I.A. ARCHITECT  
P.O. BOX 2988 NEWBURGH, NEW YORK 12550  
TELEPHONE 914-562-0270

Licensed: NY NJ CT IL PA NC ARS

1 May 1990

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

SUBJECT: ANTHONY'S PIER 9, ROUTE 9W, NEW WINDSOR, NY

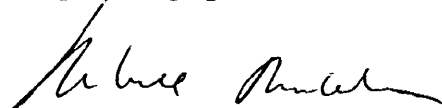
ATTENTION: PLANNING BOARD SECRETARY

Enclosed please find checks in the amounts of \$750 and \$25 for escrow and Site Plan Application fees for the subject project.

Enclosed too please note a copy of letter to Peter Garrison of the Orange County Planning Department, with certified Post Office receipt (for their 30 day response period).

Please do not hesitate to call if you have any question to the above.

Very truly yours,



Marshall Rosenblum, AIA  
cc: J. Bonura (Pier 9)

PROJECT I.D. NUMBER

617.21

Appendix C

90 - 28

SEQR

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

**PART I - PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

<b>1. APPLICANT/SPONSOR</b> MARSHALL ROSENBLUM	<b>2. PROJECT NAME</b> Anthony's Pier 9.
<b>3. PROJECT LOCATION:</b> Municipality <u>NEW WINNISON</u> County <u>ORANGE</u>	
<b>4. PRECISE LOCATION</b> (Street address and road intersections, prominent landmarks, etc., or provide map)  <u>101 ROUTE 9W, NEW WINNISON, NY.</u>	
<b>5. IS PROPOSED ACTION:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
<b>6. DESCRIBE PROJECT BRIEFLY:</b>  <u>BUILDING ADDITION, REMOVAL OF CURB CUT, SITE AMOVITIES.</u>	
<b>7. AMOUNT OF LAND AFFECTED:</b> Initially <u>±.8</u> acres    Ultimately <u>±.25</u> acres	
<b>8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
<b>9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?</b> <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
<b>10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals	
<b>11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval	
<b>12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>MARSHALL ROSENBLUM</u> Date: <u>MAY 2 1990</u>	
Signature: <u><i>Marshall Rosenblum</i></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

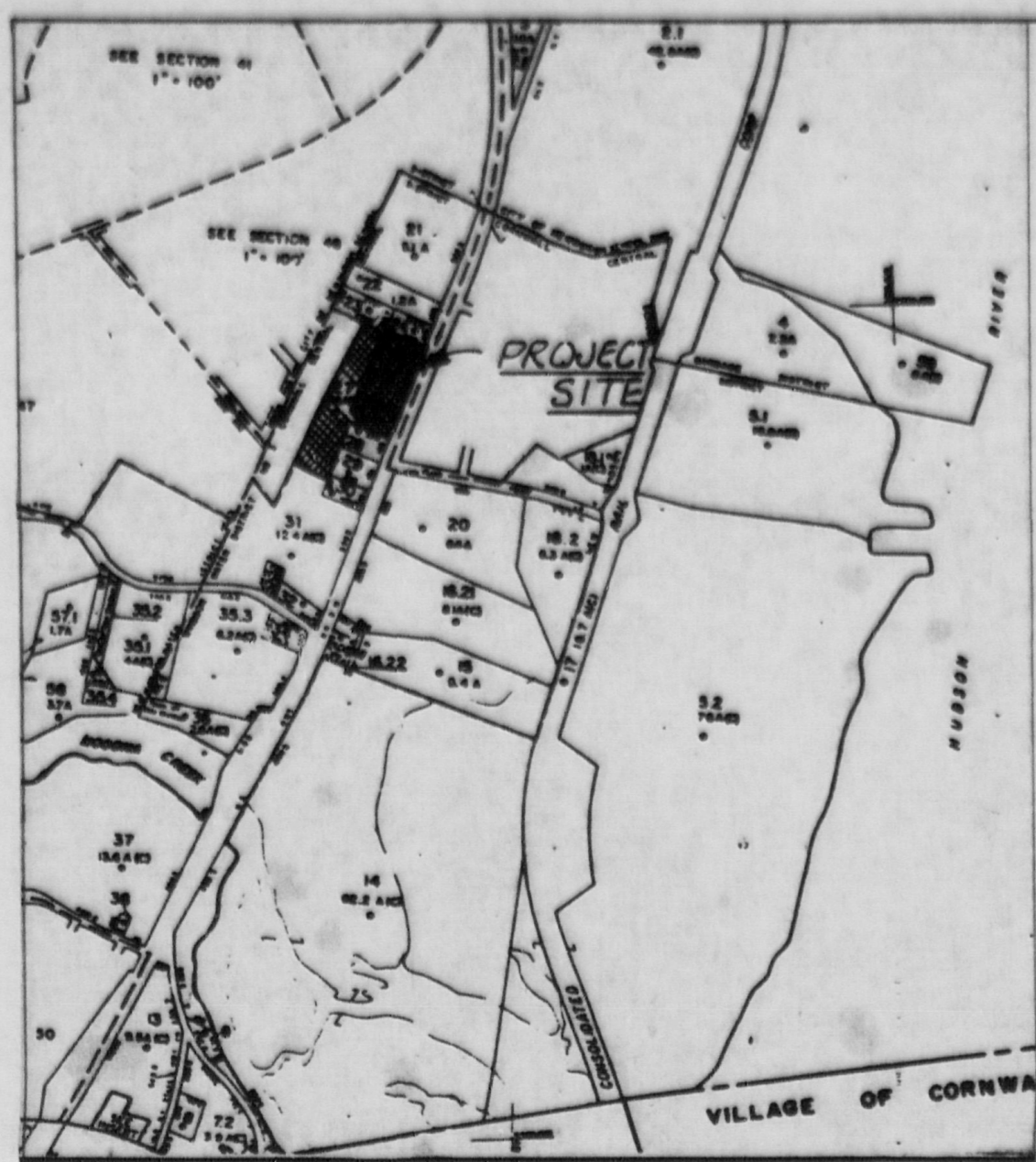
**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b> C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:   C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:   C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:   C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:   C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:   C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:   C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:   
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No      If Yes, explain briefly   

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
Name of Lead Agency	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
Date	



REQUIRED	ZONE	USE GROUP	MINIMUM LOT AREA (IN SQ. FT.)	MINIMUM LOT WIDTH (IN FT.)	REQUIRED FRONT YARD DEPTH (IN FT.)	REQUIRED SIDE YARD / TOTAL BOTH SIDES (IN FT.)	REQUIRED REAR YARD DEPTH (IN FT.)	FLOOR AREA RATIO	MAXIMUM BUILDING HEIGHT (IN FT.)
PROVIDED	NC	AA	10,000	100	40	15/38	40		35' OR 2 STORIES
PROVIDED	PIER 9	-	287,365.3 +/-	787	40	28/460 +/-	48 +/-		30'
PROVIDED	MNP OFC/WH	-			27.2 (pre-existing condition)	639/40	207 +/-		15'

- LEGEND**
- EXISTING BUILDING
  - EXISTING UTILITY POLE
  - EXISTING AREA LIGHTING
  - EXISTING CATCH BASIN
  - EXISTING SIGNAL BOX
  - EXISTING TRAFFIC FLOW
  - EXISTING ONE WAY SIGN(S) (R-1 L&R)
  - EXISTING NO LEFT TURN SIGN(S) (R-3-1P L&R)

- GENERAL NOTES**
- BEING A PROPOSED DEVELOPMENT OF THE LANDS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS AS SECTION 37, BLOCK 1, LOTS 25, 26, 27
  - PROPERTY OWNER/DEVELOPER: MARY E. BONURA  
87 ROUTE 9W  
NEW WINDSOR, NY 12550
  - PROPERTY AREA: 6,579 ACRES (287,365.3 SQ. FT.)
  - LOCAL RULE #4 AREA: 287,805.3 SQ. FT. = (287,365.3 - 19,760)
  - PROPERTY ZONE: NC
  - EXISTING USE: A) CATERING RESTAURANT  
B) WAREHOUSE/OFFICE
  - THIS SITE PLAN INFORMATION HEREON IS FROM FIELD SURVEY BY ELIAS D. GREVAS, L.S., DATED 26 OCT 1989.
  - ALL PROPOSED ROAD SIGNS SHALL BE IN ACCORDANCE WITH THE N.Y.S. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
  - PARKING REQUIRED: PIER 9 (MAX 750 SEATS)  
1 SPACE PER 3 SEATS=250 SPACES  
MNP SUPPLY  
1000 SF OFFICE (1000/200)=5 SPACES  
6100 SF WAREHOUSE (6100/1000)=7 SPACES  
TOTAL REQUIRED=262 SPACES  
PROVIDED: 295 SPACES @ PIER 9 AND 12 SPACES @ MNP SUPPLY

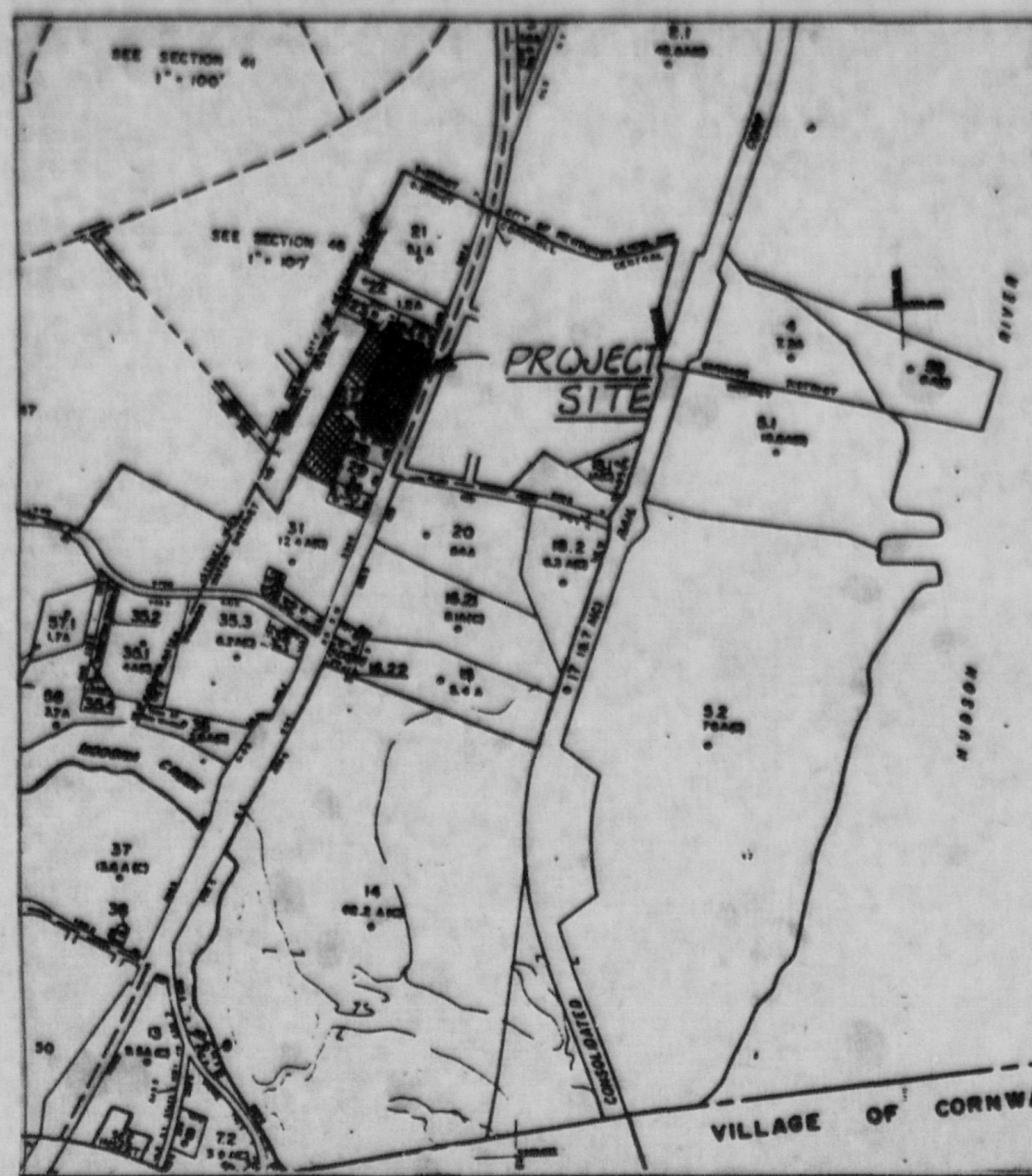
APPROVED BY THE  
BUREAU OF FIRE PREVENTION  
TOWN OF NEW WINDSOR, N.Y.  
DATE: 12 JULY 90  
SIGNATURE: [Signature]

ROSENBLUM A.I.A.  
MARSHALL ROSENBLUM, AIA ARCHITECT  
6 FULLERTON AVENUE  
NEWBURGH, NEW YORK

ANTHONY PIER 9  
ROUTE 9W  
NEWBURGH NEW YORK

SP

90-28



**AREA LOCATION MAP**  
SCALE: 1" = 800'



**SITE PLAN**  
SCALE: 1" = 30'

REQUIRED	ZONE	USE GROUP	MINIMUM LOT AREA (IN SQ. FT.)	MINIMUM LOT WIDTH (IN FT.)	REQUIRED FRONT YARD DEPTH (IN FT.)	REQUIRED SIDE YARD / TOTAL, BOTH SIDES (IN FT.)	REQUIRED REAR YARD DEPTH (IN FT.)	FLOOR AREA RATIO	MAXIMUM BUILDING HEIGHT (IN FT.)
PROVIDED PIER 9	NC	AA	10,000	100	40	15/35	40		35' OR 2 STORIES
PROVIDED MNP OFF/WH			287,365.3 +/-	787	40	28/460 +/-	45 +/-		30'
					27.5 (pre-existing condition)	635/40	207 +/-		15'

- LEGEND**
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  - EXISTING AREA LIGHTING
  - EXISTING CATCH BASIN
  - EXISTING SIGNAL BOX
  - EXISTING TRAFFIC FLOW
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  - EXISTING NO LEFT TURN SIGN(S) (R3-1P L&R)

**GENERAL NOTES**

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AND 12 SPACES @ MNP SUPPLY

ROSENBLUM A.I.A.  
MARSHALL ROSENBLUM AIA ARCHITECT  
6 FULLERTON AVENUE  
NEWBURGH, NEW YORK

ANTHONY'S PIER 9  
ROUTE 9W  
NEWBURGH NEW YORK

SP